

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Historic Preservation Commission for the City of Grapevine, Texas met in Public Hearing on Wednesday, January 27, 2016 at 6:00 p.m. in the Grapevine City Hall, 2nd Floor Council Chambers, 200 South Main Street, Grapevine, Texas, with the following members present to wit:

Burl Gilliam	Chairman
R. Lee Derr	Vice Chairman
Ashley Anderson	Commissioner (al)
Vick Cox	Commissioner
Sean Shope	Commissioner
Margaret Telford	Commissioner
Ted Ware	Commissioner
Chuck Voelker	Alternate
Paul Slechta	City Council Liaison
Monica Hotelling	Planning & Zoning Liaison

The above Commissioners constituted a quorum with member(s) absent.

With the following city staff present:

Matthew Boyle	City Attorney, City of Grapevine
Paul W. McCallum	Executive Director, Grapevine Convention & Visitors Bureau
Paula Newman	Managing Director of Operations
David Klempin	Historic Preservation Officer
Mary Bush	Historic Preservation Secretary

CALL TO ORDER AND WELCOME

Chairman Burl Gilliam called the Public Hearing to order at 6:00 p.m.

CITIZEN COMMENTS

There were no citizen comments.

Any person who is not scheduled on the agenda may address the Historic Preservation Commission under Citizen Comments by completing a Citizen Appearance Request form. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

WORK SESSION

David Klempin passed around the most recent staff approved Certificates of Appropriateness for the Commission to review.

A. Approved Certificates of Appropriateness as follows

- #CA15-102 for property located at 622 Estill Street;
- #CA15-103 for property located at 308 Ruth Street;
- #CA15-104 for property located at 104 Jenkins Street;
- #CA15-105 for property located at 214 South College Street;
- #CA15-108 for property located at 432 South Main Street;
- #CA16- 01 for property located at 526 East Worth Street;
- #CA16- 02 for property located at 129 South Main Street;
- #CA16- 03 for property located at 318 South Main Street;
- #CA16- 04 for property located at 318 South Main Street;
- #CA16- 05 for property located at 129 South Main Street;
- #CA16- 06 for property located at 318 South Main Street.

PUBLIC HEARING

Chairman Gilliam opened the **Public Hearing for #HL15-11** for the property located at 512 Estill Street, legally described as Block 102, Lots 3, 4 and 5, College Heights Addition, City of Grapevine, Texas, and take any necessary action to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G-Grapevine Code of Ordinances).

Chairman Gilliam called on David Klempin to present the case.

BACKGROUND:

On December 28, 2015, the applicant, Dan Proctor, submitted #HL15-11 for the property located at 512 Estill Street. The house was built in 1946 for the Higgins family in the minimal traditional style popular in Grapevine after World War II. The Higgins-Hilliard house was 1,050 square feet in size, rectangular in plan and with a projecting front porch. The house is sheathed in No. 105 wood siding popular in the 1940s. In 2003, the previous owner renovated the front of the house, removing the original porch and replacing it with a much larger porch extending the length of the house. A new front door with side lights was installed and windows to the right of the front door were combined into a paired unit. A new hip roof was added, tying together the new porch with the existing gable roof. This house was identified in 1998 by the Texas Historical Commission as a contributing structure to the College Heights Neighborhood of the Historic Grapevine Township District.

The property of lots 3 and 4 were originally owned by two significant community leaders and Main Street businessmen, C. J. Wall and D. E. Austin. Both Mr. Wall and

Mr. Austin were pharmacists who operated drug stores on Main Street. C. J. Wall's drug store was located at 320 South Main Street and was in operation in the late 1800s until 1917 when it was sold to another pharmacist, John Spinks. 320 South Main Street was later the location of Mayor William D. Tate's first law office and then Messina's Shoe Repair. Mr. Austin's drug store was located at 424 South Main Street and was in operation from the 1910s until the 1930s. D. E. Austin Drug Store was where the town's "jitney stand" was located. Behind the drug store was Dr. E. C. Bechtol's office. The house was built on lots 3 and 4 in 1946 by the Higgins family and was later occupied by the Hilliard family for 18 years.

Lot 5 was owned in 1945 by Mrs. Annie Trice who was a member of the Lucas family. Other people of note who owned this lot were W. R. Hilliard who was a farmer and member of the musical Hilliard family (fiddlers). W. R. (Bill) attended the Donald School when he was not working on his father's farm (his parents were Russell and Sarah Melvina Stephenson Hilliard). The Hilliard farm is now under Lake Grapevine.

The owners of this property had important roles in the development of Grapevine as it transitioned from an agricultural community to a recreation destination with the construction of the Grapevine Dam and Reservoir.

RECOMMENDATION:

Staff recommends approval of the Historic Overlay #HL15-11 to record the history of the property and to allow the Historic Preservation Commission to have input in the development of the property in the College Heights addition of the Original Town district. A set of the proposed design guidelines for the property are attached.

Chairman Gilliam called for any questions or comments.

Margaret Telford made the motion to close the public hearing; Chuck Voelker seconded the motion which prevailed in the following vote:

Ayes: 7 (Gilliam, Derr, Cox, Shope, Telford, Voelker and Ware)

Nays: 0

Absent: Anderson (al)

Margaret Telford moved to approve Historic Landmarking #HL15-11 as submitted with the conditions as stated; Vick Cox seconded the motion which prevailed in the following vote:

Ayes: 7 (Gilliam, Derr, Cox, Shope, Telford, Voelker and Ware)

Nays: 0

Absent: Anderson (al)

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Chairman Gilliam opened the **Public Hearing for #CA15-107** for the Commission to hold a public hearing relative to Certificate of Appropriateness Application #CA15-107 for the property located at 512 Estill Street, legally described as Block 102, Lots 3, 4
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and 5. College Heights Addition, City of Grapevine, to the Grapevine Historic Preservation Ordinance 91-73 (Appendix G – Grapevine Code of Ordinances), as amended for the following items:

Chairman Gilliam called on David Klempin to present the case.

BACKGROUND:

Certificate of Appropriateness application #CA15-107 for demolition was submitted on December 28, 2015 by the applicant Dan Proctor for the demolition of the original Higgins-Hilliard house built in 1946, located on Block 102 Lot 4 to make way for a new home and outbuildings on the site.

The 1,050 square feet, minimal traditional style, house is rectangular in plan with a projecting front porch. The house is sheathed in No. 105 wood siding popular in the 1940s. In 2003 the previous owner renovated the front of the house, removing the original porch and replacing it with a much larger porch extending the length of the house. A new front door and side lights were installed and windows to the right of the front door were combined into a paired unit. A new hip roof was added, tying together the new porch with the existing gable roof. New porch railings were added with lattice screening below. Overlay aluminum siding was added to the front façade. This house was identified in 1998 by the Texas Historical Commission as a contributing structure to the College Heights Neighborhood of the Historic Grapevine Township District.

Staff met with the builder, owner, and Ron Stombaugh of Planning and Zoning to verify required setbacks and to determine the available buildable area of the site. Plans for the new home and outbuildings were developed by J. Thacker, Custom Home Designs of Hurst, Texas to follow the updated 2013 ordinance for non-landmarked buildings.

Several meetings were held with the builder and the owner regarding the proposed plans. Because the house is a contributing structure to the College Heights neighborhood and is significant to the history of Grapevine, staff is unable to support a recommendation for demolition.

Staff showed the owner several restored homes with rear additions and asked the owner to consider revising the plans to build an addition on to the original structure, to preserve the original Higgins-Hilliard structure and maintain the original street scape appearance of the College Heights neighborhood.

The owner has decided to landmark the property in hope the Commission would approve the demolition and construction of the proposed replacement home he desires to construct in its place.

Chairman Gilliam called for the applicants to come forward and speak. Dan Proctor of Proctor Custom Homes said his client's (Dan Shipman the property owner) company came to Grapevine in 2003 and has resided at the adjoining lot at 221 Dooley Street since 2007. Mr. Proctor said the adjoining lots were purchased to build Mr. Shipman's dream home on; he stated the existing house was in deplorable condition, citing

foundation problems, black mold, lead paint and exterior surfaces of asbestos, aluminum and wood siding; he also stated the house was built beyond the current city setback. Mr. Proctor had a PowerPoint of his photographs of the existing house shown.

He presented his application for #CA15-107 with plans for a new home of 3,394 square feet to have three bedrooms, three baths, a game room; and a swimming pool and two-car detached garage. The proposed new build would be ten feet east of the existing footprint of the original 1946 home.

Chairman Gilliam called for questions. Margaret Telford asked if he could plan the addition but keep the front and side walls back to a point of the original home; Chairman Gilliam asked Mr. Proctor if he was willing to entertain this; he said he would rather have an all new home, but would be willing to keep the front perhaps back 12 feet on sides.

David Klempin said this would not preserve enough of the existing home. Historic preservation is about retaining the original structure; they can rearrange the interior as needed.

Ted Ware noted for what shows from the street it seems now as not terribly unreasonable to move and retain the front wall; but, what if the original front wall was not able to be put back into place. David Klempin said to leave the structure where it is and use as much as possible of the original structure.

Mr. Proctor said he was willing to work with the City but he must build over to allow the required 10 feet to fit the pool cabana in with code ordinance.

Sean Shope was concerned for keeping the existing roof line, he asked Mr. Proctor for the addition to be more to the rear of the existing home; to keep the front of the house and roof the same, to remain more pure to the original design. Vice Chairman Lee Derr agreed saying numerous houses around the city had done additions successfully this way and he could provide those addresses; this dilemma is the trade-off when buying an old home in the Historic District.

Ted Ware said Historic Preservation has worked very well for the city, he was good with leaving the front walls in place-but to maintain the front wall, it will have to be not disturbed, but left in place.

Vick Cox said rear additions had been done successfully around the Township adding needed space while preserving the streetscape. David Klempin said he had shown Mr. Proctor the recent restoration and additions at 404 East Wall Street and the Walfield House on West College Street. Vick asked to apply his "returning to Grapevine test" of "Will the house be recognizable?" will people return to the area and say "really well done addition on the back"?

Mr. Proctor said this would not meet the owner's needs and they want a slab, if they keep the front wall, could they raise it and pour a concrete slab underneath it.

Chairman Gilliam called for any more questions. Chuck Voelker said he agrees with Vick Cox's rule of "is it recognizable?"

City Attorney Matthew Boyle recommended a motion to continue this discussion to the next meeting agenda to have exact conditions made. Mr. Proctor agreed and asked for the Design Guidelines

Sean Shope made a motion to Table #CA15-107 to the next meeting to work toward keeping the front of the home original as much as possible; Vick Cox seconded the motion which prevailed in the following vote:

Ayes: 7 (Gilliam, Derr, Cox, Shope, Telford, Voelker and Ware)

Nays: 0

Absent: Anderson (al)

Matthew Boyle asked for a motion to re-open and continue the Public Hearing at the February 24, 2016 meeting. Ted Ware so moved; Sean Shope seconded the motion.

The goals put forth were to 1) preserve the front of the home in place;
2) Keep roofline as near as possible to the current roofline.

Vick Cox said the more preserved of the home, the more inclined to approve. Matthew Boyle would contact Planning & Zoning the next morning regarding BZA review.

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MINUTES

Margaret Telford made the motion to accept the minutes from the December 16, 2015 meeting as written; Vick Cox seconded the motion which prevailed in the following vote:

Ayes: 7 (Gilliam, Derr, Cox, Shope, Telford, Voelker and Ware)

Nays: 0

Absent: Anderson (al)

ADJOURNMENT

Chuck Voelker made the motion to adjourn the meeting; Vick Cox seconded the motion, which prevailed in the following vote:


Ayes: 7 (Gilliam, Derr, Cox, Shope, Telford, Voelker and Ware)

Nays: 0

Absent: Anderson (al)

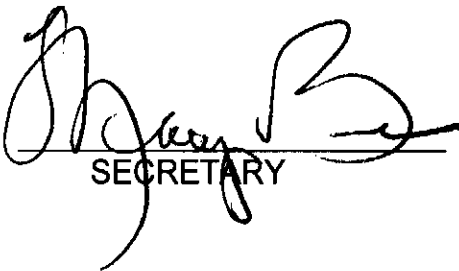
PASSED AND APPROVED BY THE HISTORIC PRESERVATION COMMISSION OF
THE CITY OF GRAPEVINE, TEXAS, ON THIS THE 24th DAY OF FEBRUARY, 2016.

APPROVED:

A handwritten signature in black ink, appearing to read "Bob Hall", written over a horizontal line.

CHAIRMAN

ATTEST:

A handwritten signature in black ink, appearing to read "Mary B.", written over a horizontal line.

SECRETARY